

ORDINANCE NO G-1179

AN ORDINANCE AMENDING TITLE V "BUILDING AND CONSTRUCTION," CHAPTER 510 "RESIDENTIAL CODE," SECTION 510.010 AND SECTION 510.020 OF THE CODE OF ORDINANCES OF THE CITY OF JUNCTION CITY, KANSAS; INCORPORATING BY REFERENCE THE "INTERNATIONAL RESIDENTIAL CODE" 2012 EDITION, WITH CERTAIN OMISSIONS, CHANGES AND ADDITIONS THERETO; AND REPEALING ALL ORDINANCE IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

SECTION 1. That Section 510.010 of Chapter 510 of Title V of the Code of Ordinances of the City of Junction City, Kansas is hereby amended to read as follows:

Section 510.010. Adoption of the International Residential Code.

There is hereby incorporated by reference, for the purpose of establishing rules and regulations for construction, alteration, addition, demolition, equipment, use and occupancy, location and maintenance of buildings and structures within the corporate city limits of the City of Junction City, Kansas, that certain standard residential code known as the International Residential Code, 2012 Edition, including Appendices A, B, C, E, F, G, H, J, M, N, P and Q as being recommended by the International Code Council, 500 New Jersey Avenue, NW 6th Floor, Washington, DC, 20001, save and except such articles, sections, parts or portions thereof as hereinafter omitted, deleted, modified or changed. No fewer than one (1) copy of such publication shall be marked or stamped "Official Copy as adopted by Ordinance No G-1179", and shall be attached to a copy of this ordinance and filed with the city clerk and open for inspection and available to the public at all reasonable hours. All administrative departments of the city charged with enforcement of this code shall be supplied, at the cost of the city, such number of official copies, similarly marked, as may be deemed expedient.

SECTION 2. That section 510.020 of the Code of Ordinances of the City of Junction City, Kansas, is hereby amended to read as follows:

Section 510.020. Amendments.

The International Residential Code, adopted by Section 510.010, is hereby changed, altered, modified or otherwise amended as follows:

1. Section R101.1 of the International Residential Code is hereby changed to read as follows:

Section R101.1 Title. These regulations shall be known as the Residential Code for one and two family dwellings of the City of Junction City, Kansas, and herein after known as "this code".

2. Section R105.2 of the International Residential Code is hereby changed to read as follows:

Section R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of this code or any other law or ordinances of this jurisdiction.

Building:

1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
2. Retaining walls that are not over 4 feet in height measured from grade on the low end to the top of the wall, unless supporting a surcharge.
3. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
4. Porches, deck and similar uses which are less than 30 inches from floor to grade at any point and are not roofed or enclosed.
5. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
6. Swings and other playground equipment.
7. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.

Electrical:

Repairs and Maintenance:

A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment safe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating and ventilation appliances.
2. Portable cooling units or portable evaporative coolers.
3. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
4. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
5. Self contained refrigeration systems containing 10 pounds or less of refrigerant that are actuated by motors of 1 horsepower or less.
6. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

The clearing of stoppages or stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new

material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

3. Section R107.3 of the International Residential Code is hereby changed to read as follows:

Section R107.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirement specified for temporary lighting, heat or power in the National Electrical Code as adopted in Section 8-47 of the city Code of Ordinances.

Section 109.2 of the International Building Code is hereby changed to read as follows:

4. **Section 109.2 Schedule of Fees.** On buildings or structures requiring a permit, a fee for each permit shall be paid as required, in accordance with the following schedule:

<u>Valuation</u>	<u>Fee</u>
\$1 - \$500	\$23.50
\$501 - \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, up to and including \$2,000
\$2,001 - \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, up to and including \$25,000
\$25,001 - 50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, up to and including \$50,000
\$50,001 - \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 - \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 - \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,000 - \$5,000,000	\$5608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 - \$15,000,000	\$17,980.92 for the first \$5,000,000 plus \$1.54 for each additional \$1,000 or fraction thereof, to and including \$15,000,000
\$15,000,001 and above	\$33,562.30 for the first \$15,000,000 plus \$1.02 for each

additional \$1,000 or fraction thereof

Swimming Pools \$25.00

For each re-inspection beyond the second re-inspection: \$50.00.

Each inspection which is not deemed ready for inspection at the scheduled time shall be considered a failed inspection and subject to re-inspection. The re-inspection fee shall be paid within 10 calendar days of the date of the inspection causing the fee, and prior to a certificate of occupancy being issued for the project. Subsequent inspections for that permitted project shall not be conducted until all past due re-inspection fees have been paid. The Building Official shall have the authority to waive re-inspection fees as deemed necessary.

5. Section R108.3 of the International Residential Code is hereby changed to read as follows:

Section R108.3 Building Permit Valuations. The determination of value or valuation under any of the provisions of this code shall be made by the building official. The valuation shall be calculated by using the most recent version of Valuation Data Table as published in the International Code Council Building Safety Journal Magazine. The amount to be used for determining the building permit fee shall be the total value of all construction work for which the permit is issued including all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. No fee, other than that set forth above, shall be charged for new construction; although this does not preclude the building official from charging separate fees for sewer and water connections and sign installations.

The governing body shall have the right to waive fees as it deems necessary.

6. Section R108.6 of the International Residential Code is hereby changed to read as follows:

Section R108.6 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to the permit fee in addition to the required permit fees at the discretion of the Building Official.

7. Section R112 of the International Residential Code is hereby deleted.

Section 406.3.4 Separation. Separations shall comply with the following:

8. Section R302.2 of the International Residential code is hereby changed to read as follows:

Section R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire resistance rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception:

A common 2 hour fire resistance rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

9. Section R302.5.1 of the International Residential Code is hereby changed to read as follows:

Section R302.5.1 Opening Protection. Opening from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/2 inches (35 mm) thick, or 20 minute fire rated doors.

10. That section R303.1 of the International Residential Code is hereby changed to read as follows:

Section R303.1 Habitable Rooms. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

Exceptions:

1. Where not required by section R310 and where supply and return air is provided to the room, glazed openings need not be provided for ventilation.
2. Artificial light may be substituted for glazed openings at a rate of 6 foot candles (65 lux) over the entire room at a height of 30 inches (762 mm) above the floor where such openings are not required by section R310.

11. Section R303.4 of the International Residential Code is hereby deleted.

12. Section R310.1.1 of the International Residential Code is hereby changed to read as follows:

Section R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

13. That section R310.2 of the International Residential Code is hereby changed to read as follows:

Section R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Guards or covers shall be provided to safeguard against falls into the window well.

Exception:

The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.

14. That section R311.7.5.1 of the International Residential Code is hereby changed by to read as follows:

Section R311.7.5.1 Risers. The maximum riser height shall be 8 inches (203 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inches (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between the treads does not permit the passage of a 4 inch diameter (102 mm) sphere.

15. Section R312.2.1 of the International Residential Code is hereby changed to read as follows:

Section R312.2.1 Window Sills. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 18 inches (457 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit opening that allow passage of a 4 inch diameter (102 mm) sphere where such openings are located within 18 inches (457 mm) of the finished floor unless such windows are provided with approved guards.

16. Section R313 of the international Residential Code is hereby deleted.

17. Section R501.3 of the International Residential Code is hereby changed to read as follows:

Section R501.3 Fire Protection of Floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided on the underside of the floor framing members with a 1/2 inch (12.7 mm) gypsum wallboard membrane, 5/8 inch (16 mm) wood structural panel membrane, or equivalent protection. This requirement shall become effective September 1, 2014.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
 2. Floor assemblies located directly over a crawl space not intended for storage or fuel fired appliances.
 3. Portions of floor assemblies may be unprotected when the aggregate area of the unprotected portions does not exceed 80 square feet per story and are fireblocked along the perimeter of such unprotected areas in accordance with section R302.11.1.
 4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2 inch by 10 inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.
18. Section R507.2.3 of the International Residential Code is hereby deleted.
19. Chapter 11 of the International Residential Code is hereby deleted.

20. Section M1503.4 of the International Residential Code is hereby changed to read as follows:

Section M1503.4 Makeup Air Required. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute shall be provided with makeup air at a rate approximately equal to the difference between the maximum exhaust rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with a means of closure and shall automatically be controlled to start and operate simultaneously with the exhaust system.

21. Section P2603.5.1 of the International Residential Code is hereby changed to read as follows:

Section P2603.5.1 Sewer Depth. Building sewers shall be a minimum of 24 inches below grade unless insulated, only at a point where the drain passes the wall line of the structure.

22. Section E3601.6.2 of the International Residential Code is hereby changed to read as follows:

Section E3601.6.2 Service disconnect location. The service disconnecting means shall be installed either inside or outside of a building or structure at a readily accessible location nearest the point of entrance of the service conductors.

Service disconnection means shall not be installed in bathrooms.

Additionally, an outside service disconnect shall be required when either of the following conditions exist:

- a. The distance from the KPL meter base to the service panel exceeds eight (8) lineal feet.
- b. The distance from the entrance point of the service conductors to the service panel exceeds six (6) lineal feet.

Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

23. Section E3901.11 of the International Residential Code is hereby deleted.

24. Section E3902.2 of the International Residential Code is hereby changed to read as follows:

Section E3902.2 Garage and Accessory Building Receptacles. All 125 volt, single phase, 15 or 20 ampere receptacles installed in garages and grade level portions of unfinished accessory buildings used for storage or work areas shall have ground fault circuit interrupter protection for personnel.

Exceptions:

1. Receptacles that are not readily accessible

2. A single receptacle or duplex receptacle located within dedicated space for each appliance that in normal use is not easily moved from one place to another, and that is cord and plug connected.

25. Section E3902.12 of the International Residential Code is hereby changed to read as follows:

Section E3902.12 Arc Fault Circuit Interrupter Protection. All branch circuits that supply 120 volt, single phase, 15 and 20 ampere receptacle outlets in bedrooms shall be protected by a combination type arc fault circuit interrupter installed to provide protection of the entire branch circuit.

26. Section E3902.13 of the International Residential Code is hereby deleted.

27. Section E4002.9 of the International Residential Code is hereby changed to read as follows:

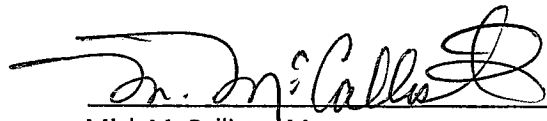
Section E4002.9 Receptacles in Wet Locations. Where installed in a wet location, receptacles shall have an enclosure that is weatherproof when the receptacle cover is closed and an attachment plug cap is not inserted. Receptacles installed in wet locations shall be a listed weather resistant type.

28. Section E4002.10 of the International Residential Code is hereby deleted.

SECTION 3. All other ordinance, or portions thereof, in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after January 1, 2016, and its publication in the official City newspaper.

PASSED BY THE GOVERNING BODY THIS 15TH DAY OF DECEMBER, 2015.


Mick McCallister Mayor


Shawna Settles, Acting City Clerk

